

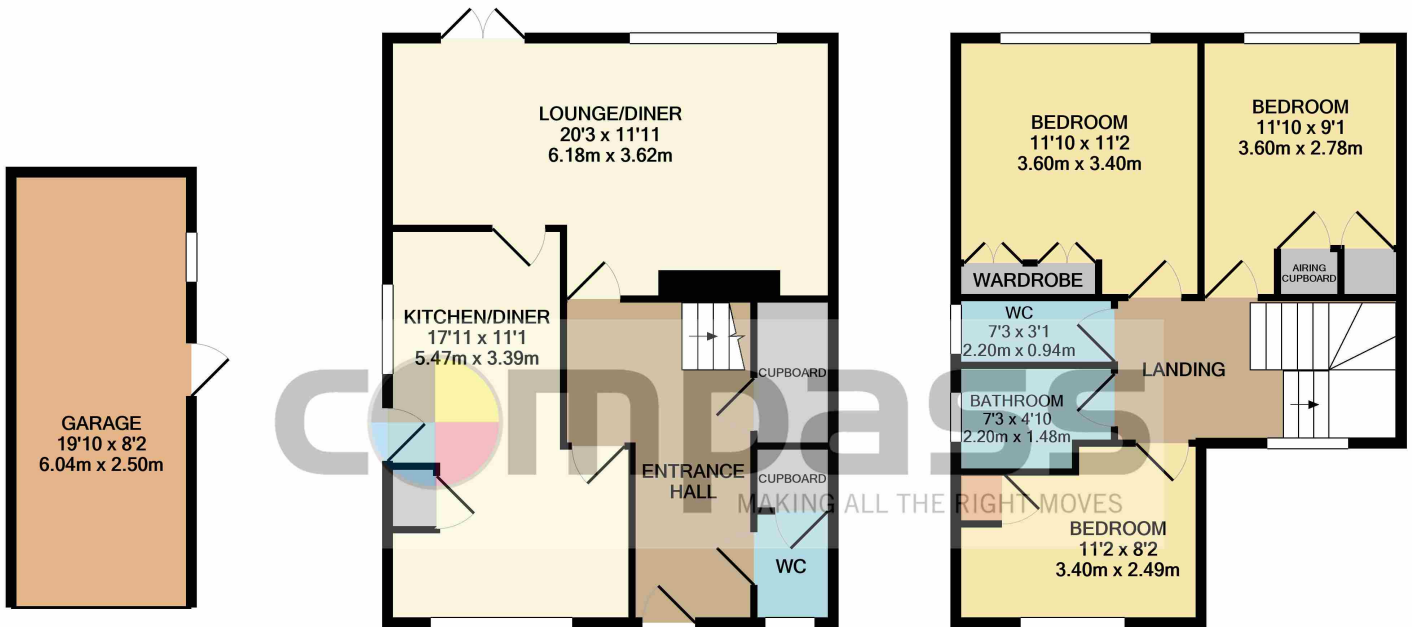
**Poplar Avenue, Putnoe, Putnoe, MK41**  
**Guide Price of £385,000, Freehold**



**\*\*DON'T MISS THIS!\*\***

A rare opportunity to purchase this well established and quietly situated, extended 3 bedroom semi detached property located on a desired and sought after residential road in the heart of the ever popular area of Putnoe.





GROUND FLOOR  
APPROX. FLOOR  
AREA 695 SQ.FT.  
(64.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 465 SQ.FT.  
(43.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1160 SQ.FT. (107.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2022

Compass Residential give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

## Long Description

**\*\*DON'T MISS THIS!\*\***

A rare opportunity to purchase this established and quietly situated, extended 3 bedroom semi detached property located on a desired and sought after residential road, in the heart of the ever popular area of Putnoe.

The property has been well maintained and offers light and airy accommodation over 2 floors.

The accommodation layout is as follows:

Entrance porch, entrance hall leading to W/C, spacious lounge/diner with double doors leading to rear garden, good size kitchen/breakfast room with spaces for all the relevant free-standing appliances.

On the first floor, 2 large double bedrooms, one generous single bedroom, family bathroom and separate W/C.

Externally to the front; partially paved/shingle driveway providing off-road parking for 3 cars with detached single garage and a fantastic, private, non-overlooked rear garden extending to approximately 70-80ft in length and predominantly laid to lawn with well stocked borders.

The property further benefits from: gas to radiator central heating via a fully serviced gas boiler, UPVC double glazed doors and windows, off-road parking with detached single garage, scope for extension (STPP) enviable rear garden and no upward chain.

A mature family home in a lovely location offered for sale with no upward chain. VIEWING ADVISED.

The property is located within walking distance to local shops for day-to-day necessities, a library, a Doctor's and Dentist's surgery and a Public House/Restaurant.

Bedford town centre is a short drive away for extensive shopping facilities. Putnoe Woods and the Mowsbury 18-hole municipal golf course are in the locality for leisure activities.

Bedford mainline railway station can be found on the Western fringe of the town centre offering fast and frequent commuter links to London and the North.

Excellent vehicular access to the A1M, M1 junction 13 and A6 trunk road can all be sourced via the Bedford Southern bypass. The property also falls within a good local authority school catchment for all age groups and the highly regarded Harpur Trust private schooling can be found in Bedford town centre.

CALL COMPASS RESIDENTIAL TO ARRANGE YOUR VIEWING

Under the terms of the Money Laundering Act 2004 we are required to obtain photographic identification of any persons purchasing a property through our firm.

Upon acceptance of an offer a client will be required to provide an original official document e.g. new style driving license/passport for copying purposes, to be held on file in order to comply with our obligations as estate agents covered by the act.

Compass Residential Homes for themselves, and for the vendors of the property, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Residential Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.

These details are presented Subject to Contract and Without Prejudice as of APRIL 2022.

# Energy performance certificate (EPC)

61 Poplar Avenue  
BEDFORD  
MK41 8BW

Energy rating

**D**

Valid until: 13 April 2032

Certificate number: 8500-6499-0922-0197-3423

Property type

Semi-detached house

Total floor area

97 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

See [how to improve this property's energy performance](#).

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.



For properties in England and Wales:

the average energy rating is D  
the average energy score is 60